WARRANTY DEED

Karen Johnson Davidson County
Batch# 1069619 DEEDWARR
11/07/2023 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $2,219.63
20231107-0087183

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/15/26
(AFFIX SEAL)

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Susan Feazel	NEW OWNER	188-10-0-A-258.00CO
(NAME)	(NAME)	
121 Artie Lee Lane		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Christopher Paul Roussin and Scott Wachter, a married couple**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Susan Feazel, unmarried**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 258, on the plan of PHASE 7, SECTION 1B, CAROTHERS CROSSING, of record in Instrument No. 20200910-0103222, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Scott Wachter and Christopher Paul Roussin, a married couple, by Warranty Deed dated 03/14/2022 from Regent Homes, LLC, a Tennessee Limited liability company of record in Instrument No. 20220315-0030126, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Matters shown on plat of record in Instrument No. 20200910-0103222, Register's Office for Davidson County, Tennessee.
Master Deed Restrictions of record in Instrument No. 20070627-0076581, as amended in Instrument No. 20080515-0049893, Instrument No. 20180125-0008094, Register's Office for Davidson County, Tennessee. Assignment and Assumption of Declarant Rights of record in Instrument No. 20171002-0100690, Register's Office for Davidson County, Tennessee.
Declaration of Charter, Easements, Covenants and Restrictions of record in Instrument No. 20070627-0076582, as amended in as amended in Instrument No. 20080515-0049892, Instrument No. 20171002-0100689, Instrument 20171220-0129697, Instrument No. 20210625-0086747 (annexing Ph 7 Sec 1B) , Register's Office for Davidson County, Tennessee.
Charter for Carothers Crossing HOA of record in Instrument No. 20070307-0027908, Register's Office for Davidson County, Tennessee.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20190508-0043213, Register's Office for Davidson County, Tennessee.
Restrictive Covenant for Detached Structure of record in Instrument No. 20210806-0106045, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 121 Artie Lee Lane, Nolensville, TN 37135
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 3rd day of November, 2023.

Christopher Paul Roussin

Scott Wachter by Christopher Paul Roussin, his attorney-in-fact

Scott Wachter
by Christopher Paul Roussin, his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31 day of November, 2023, before me personally appeared Christopher Paul Roussin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public
My Commission Expires: 1/10/28

WILLIAMSON COUNTY K. THOMAS SIDWELL STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31 day of November, 2023, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Christopher Paul Roussin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Scott Wachter, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of a Limited Power of Attorney recorded in Instrument # 202311070087182, in the Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 31 day of November, 2023.

Notary Public:
My Commission Expires: 1/10/28

WILLIAMSON COUNTY K. THOMAS SIDWELL STATE OF TENNESSEE NOTARY PUBLIC

RETURN TO:
Tennessee Title Services, LLC
112 Center Ct. Ste. A
Clarksville, 37040

File No.: 2023-1044
Warranty Deed TN

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/3/2023.

Affiant Signature – Joshua A. Terry

11/7/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/7/2023.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27